

**JERSEY CITY PLANNING BOARD
PUBLIC NOTICE
REGULAR MEETING**

Please be advised the following items will be heard at a Regular Meeting of the Jersey City Planning Board, scheduled for Tuesday, October 21, 2014 at 5:30 p.m. in the Council Chambers in City Hall at 280 Grove St., 2nd floor, Jersey City, New Jersey.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence:
6. Old Business:

Case: P07-157.3 Administrative Amendment
Applicant: 110 First Street Urban Renewal Associates, LLC
Attorney: George Garcia, Esq.
Review Planner: Maryann Bucci-Carter, PP, AICP
Address: 110 First Street
Block: 11603 Lot: 42
Zone: Powerhouse Arts District Redevelopment Plan
Description: Changes to the front yard landscaped area and outdoor patio
7. New Business: **THE ORDER OF ITEMS ON THE AGENDA IS SUBJECT TO CHANGE.**
8. Review and discussion of amendments to the Land Development Ordinance regarding height exceptions. Formal action may be taken.
9. Review and discussion of amendments to the Ocean/Bayview Redevelopment Plan regarding the addition of service station as a permitted use and related standards. Formal action may be taken.
10. Review and discussion of amendments to the Sip Avenue Gateway Redevelopment Plan to adjust the commercial subdistrict boundary and allow banquet halls. Formal action may be taken.
11. Review and discussion of the proposed Chapel Avenue Industrial Park Redevelopment Plan. Formal action may be taken.
12. Review and discussion of the amendments to the Danforth Transit Village Redevelopment Plan. Formal action may be taken.
13. Case: P14-042 Minor Site Plan
Applicant: New York SMSA Limited Partnership D/B/A Verizon Wireless
Attorney: Frank Ferraro, Esq.
Review Planner: Matt Ward
Address: 176 Randolph Ave.
Block: 21404 Lot: 24
Zone: R-1 One and Two Family Residential
Description: Installation of Cellular Telephone Antennas.
14. Case: P14-051 Minor Site Plan
Applicant: New York SMSA Limited Partnership D/B/A Verizon Wireless
Attorney: Frank Ferraro, Esq.
Review Planner: Matt Ward
Address: 40 Amity St.
Block: 13606 Lot: 5
Zone: Montgomery Street Redevelopment Area
Description: Installation of Cellular Telephone Antennas.
15. Case: P14-056 Minor Site Plan
Applicant: New York SMSA Limited Partnership D/B/A Verizon Wireless
Attorney: Frank Ferraro, Esq.
Review Planner: Matt Ward
Address: 401 West Side Ave.
Block: 20803 Lot: 40
Zone: NC Neighborhood Commercial
Description: Installation of Cellular Telephone Antennas.
16. Case: P13-031 Minor Site Plan with deviations
Applicant: 96-110 Tonnelle Avenue Realty Group
Attorney: Rita McKenna
Review Planner: Jeff Wenger
Address: 110 Tonnelle Avenue
Block: 9405 Lot: 12
Zone: Journal Square 2060 Redevelopment Plan
Description: Construction of new 4 story, 7 unit residential building with retail.
Deviations: minimum sidewalk width, minimum floor to ceiling height, minimum side yard.
17. Case: P14-052 Minor Subdivision
Applicant: KRE 500 Manila Associates LLC
Attorney: Edward Boccher
Review Planner: Jeff Wenger
Address: 500 Manila Ave / 409 Marin Blvd.
Block: 10102 Lot: 1
Zone: Block 10102 Redevelopment Plan
Description: Subdivision of one lot into two.

18.

Case:

Applicant:

Attorney:

Review Planner:

Address:

Block:

Zone:

Description:

P14-053

KRE 500 Manila Associates LLC

Edward Boccher

Jeff Wenger

500 Manila Ave / 409 Marin Blvd.

10102 Lot: 1

Block 10102 Redevelopment Plan

Construction of new 17 story, 398 unit residential building with 12,532 square feet of retail and 275 parking spaces.

Preliminary and Final Major Site Plan
19.

Case:

Applicant:

Attorney:

Review Planner:

Address:

Block:

Zone:

Description:

Deviations:

P14-043

Tovast Baldwin LLC

George Garcia

Jeff Wenger

156-160 Academy Street

12303 Lot: 2,3,9

Journal Square 2060 Redevelopment Plan

Construction of new 8 story, 74 unit residential building with 1,128 square feet of retail and 30 parking spaces.

Building stepbacks, minimum open space, ground floor to ceiling height, side yard setback.

Preliminary and Final Major Site Plan with
Deviations
20.

Memorialization of Resolutions
21.

Executive Session, as needed, to discuss litigation, personnel or other matters
22.

Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD